



**Connells**

Rugby Road  
Leamington Spa



# Rugby Road Leamington Spa CV32 6DS

for sale guide price  
**£150,000**



## Property Description

An excellent opportunity to purchase this spacious two bedroom first floor apartment, ideally situated in the sought after area of North Leamington. The property is ideally positioned next to a row of shops and is in easy walking distance to the town.

The property benefits from a secure entrance system and features a generous lounge diner with a balcony, a separate kitchen, two double bedrooms and family bathroom. Perfect for first time buyers, investors, or those seeking a convenient and comfortable home in a desirable location. Offered for sale with no onward chain.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance

Well-maintained and secure communal entrance with stairs rising to the flat on the first floor. Our seller advised new entrance doors are due to be fitted.

## Entrance Hallway

Welcoming entrance hallway having a built-in storage cupboard, a telephone entry system and doors to all rooms.

## Lounge/Diner

15' 2" x 11' 10" ( 4.62m x 3.61m )

Spacious, light and airy lounge/diner consisting of a double glazed window to front elevation and doors leading to the balcony.

## Kitchen

6' 3" x 10' 1" ( 1.91m x 3.07m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and having a double glazed window to rear elevation.

### Bedroom One

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double bedroom having a storage heater, laminate flooring and a double glazed window to rear elevation.

### Bedroom Two

7' 10" max x 10' 6" ( 2.39m max x 3.20m )

With a storage heater and a double glazed window to front elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

### Parking

On street parking at the front of the property.

### Lease Information

The property is being sold with a Share of Freehold. The lease length is 999 year from 1st January 2011. The property is subject to management charges, to include an annual service charge of £1320. Further details available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1320.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314634](http://connells.co.uk/Property/SPA314634)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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